

MEMORANDUM

PLANNING DEPARTMENT
COUNTY OF PLACER

TO: BOARD OF SUPERVISORS

FROM: PLANNING DEPARTMENT- FRED YEAGER

DATE: JANUARY 30, 1995

SUBJECT: ZONING TEXT AMENDMENT (ZTA-320) - MUNICIPAL ADVISORY COUNCIL-REVIEW OF PROJECT PROPOSALS

SUMMARY: This report addresses an amendment to the County code that requires project applications to be submitted to, and considered by local Municipal Advisory Councils (MACs), before they go to the Planning Commission for consideration. The preparation of this amendment was done at the direction of the Board of Supervisors (at the meeting of Dec. 13, 1994).

BACKGROUND: The Board of Supervisors has previously directed the staff to prepare an amendment to the County Code that would make it mandatory that a proposed project application be submitted to a local MAC prior to being considered by the Planning Commission. This request was the result of concerns expressed to the Board about projects that affected local areas, yet had not been discussed by the MAC. At present, applicants are advised to address any local MAC, but it is not required.

ANALYSIS: The positive aspect of this proposal is that it will ensure that the local appointed advisory bodies have an opportunity to review all projects destined to be heard by the Planning Commission. It is likely to also result in additional public input on many projects due to the fact that the MAC's typically meet at night and in the local area.

The staff believes that it is appropriate to point out that this proposal could impact both the timing of the review of projects as well as increase the cost of the County's review. If projects are required to be reviewed by the MACs, it is likely that the staff will be requested to attend all such meetings to provide background, discuss concerns, and be available for answering questions. Due to budget constraints in the last three years the staff's attendance at MAC meetings has been very limited, compared to previous years. This additional time would either be added on to the review cost of a major project, or result in an additional cost to the general fund for smaller projects. Alternatively, the staff could be directed not to attend such meetings, however, we have found that the quality of the MAC's review and comments is improved substantially when staff is available to provide background and technical support.

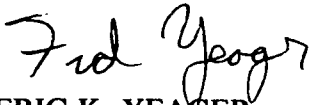
The timing of the review of projects may be affected in cases where the scheduling of a Planning Commission hearing must be adjusted to accommodate the MAC's once-a-month schedule. Again, this could be addressed by instructing the MAC's to hold special meetings, as necessary, to avoid such delays or that the MAC review occur early enough in the process to avoid any such delay.

PROPOSED AMENDMENT: Chapter 30, of the County Code, is the zoning ordinance. Section 1204 addresses "Permits: Procedure for Issuance; Application" and requires that requests

for approval of permits must be filed on forms approved by the County, and that the current fees must accompany an application. It is proposed that Section 1205 (a) be added to require that applications for approval of projects that require Planning Commission review must first be submitted to any local MAC (if one exists) for that groups' review and comment.

RECOMMENDATION: Based on the Board's previous direction, it is recommended that the Board approve the attached ordinance.

Respectfully submitted,



FREDERIC K. YEAGER
Planning Director

FKY:s

Attachment A: Proposed Ordinance

Attachment B: 12/13/94 Board of Supervisors' Action Agenda

cc: County Council
DPW
DEH
MACs
John Marin